157.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	640,500 / 640,500
					USE VALUE:	640,500 / 640,500
					ASSESSED:	640,500 / 640,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
223		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PESIRIDIS THEODORE/ TRUSTEE
Owner 2:	THEODORE PESIRIDIS TRUST
Owner 3:	
Street 1:	6 ELLISTON ROAD
Street 2:	
Twn/City:	WESTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02493 Type:

PREVIOUS OWNER

Owner 1:	PESIRIDIS THEODORE--ETAL -
Owner 2:	PESIRIDIS EFTHIMIA -
Street 1:	6 ELLISTON ROAD
Twn/City:	WESTON
St/Prov:	MA Cntry:
Postal:	02493

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1966, having primarily Wood Shingle Exterior and 2122 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	220,500		420,000	640,500
Total Card	0.138	220,500		420,000	640,500
Total Parcel	0.138	220,500		420,000	640,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 301.89 | /Parcel: 301.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 104434

GIS Ref

GIS Ref

Insp Date 07/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 157.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	220,500	0	6,000.	420,000	640,500	640,500	Year End Roll	12/18/2019
2019	101	FV	189,800	0	6,000.	420,000	609,800	609,800	Year End Roll	1/3/2019
2018	101	FV	189,200	0	6,000.	354,000	543,200	543,200	Year End Roll	12/20/2017
2017	101	FV	189,200	0	6,000.	324,000	513,200	513,200	Year End Roll	1/3/2017
2016	101	FV	189,200	0	6,000.	276,000	465,200	465,200	Year End	1/4/2016
2015	101	FV	181,900	0	6,000.	240,000	421,900	421,900	Year End Roll	12/11/2014
2014	101	FV	181,900	0	6,000.	222,000	403,900	403,900	Year End Roll	12/16/2013
2013	101	FV	181,900	0	6,000.	211,200	393,100	393,100		12/13/2012

!12285!

PRINT

Date	Time
12/11/20	02:23:08

LAST REV

Date	Time
08/06/18	09:52:04

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12285

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PESIRIDIS THEOD	57029-404		6/23/2011	Convenience	99	No	No		
	12567-238		12/14/1973		28,356	No	No		N

USER DEFINED

Prior Id # 1:	104434
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/18/2018	Inspected	BS	Barbara S
5/24/2018	MEAS&NOTICE	BS	Barbara S
10/25/2008	Meas/Inspect	345	PATRIOT
11/30/1999	Meas/Inspect	268	PATRIOT
7/21/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1966	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	319636
Depreciation:	99087
Depreciated Total:	220549

COMMENTS

SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

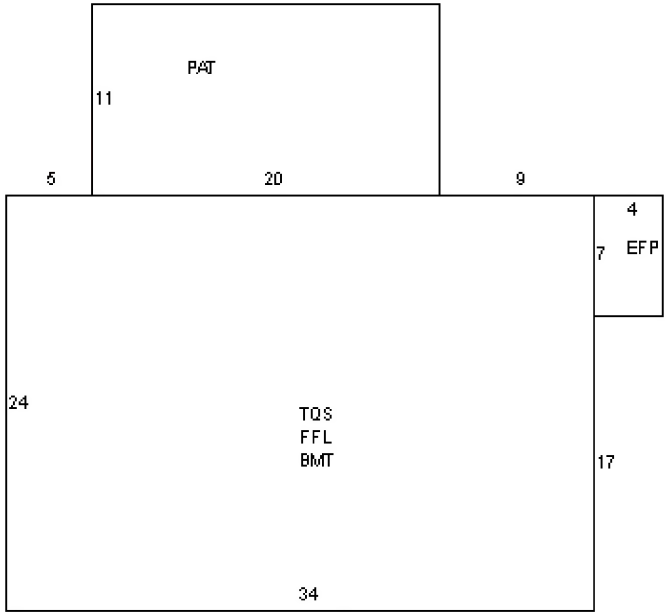
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	88.48
Final Total:	220500	Val/Su SzAd	154.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	816	45.140	36,835
FFL	First Floor	816	141.740	115,656
TQS	3/4 Story	612	141.740	86,742
PAT	Patio	220	3.950	870
EFP	Enclos Porch	28	72.590	2,033
	Net Sketched Area:	2,492	Total:	242,136
Size Ad	1428	Gross Are	2696	FinArea 2122

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	85	E	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: